

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 LYRIC DRIVE MAMBOURIN VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Mambourin

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10 LYRIC DRIVE MAMBOURIN VIC 3024	\$645,000	24-Jul-25
38 NORTHAM STREET MAMBOURIN VIC 3024	\$650,000	17-Oct-25
1 BRUSHTAIL STREET MAMBOURIN VIC 3024	\$659,000	18-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 December 2025


10 LYRIC DRIVE MAMBOURIN VIC 3024

Sold Price

\$645,000

Sold Date

24-Jul-25


Distance

0km

38 NORTHAM STREET MAMBOURIN VIC 3024

Sold Price

^{RS} **\$650,000**

Sold Date

17-Oct-25


Distance

0.74km

1 BRUSHTAIL STREET MAMBOURIN VIC 3024

Sold Price

\$659,000

Sold Date

18-Jun-25


Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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